



Queen's Gate Gardens, South Kensington **SW7**



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An unmodernised three bedroom apartment with lift access and a large terrace, situated on the fifth floor of a handsome Grade II listed white stucco fronted Victorian building on a prime garden square in South Kensington SW7.

Upon entering the apartment, a central hallway, including a guest cloakroom, leads to a spacious dining room, perfect for hosting and entertaining guests. Adjacent to the dining room is a kitchen, including integrated appliances.



Asking price: £2,200,000

Tenure: Share of freehold plus leasehold, approximately 955 years remaining

Service charge: approximately £9,373.19 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



At the front of the property, the impressive south-facing reception room is characterised by a period fireplace and wide sash windows, which fill the space with natural light.

The principal bedroom is discreetly positioned toward the rear and is generously proportioned, benefiting from an en suite and a dressing room, providing ample storage. The remaining two bedrooms offer versatility, ideal for guest accommodation or home office use. A second bathroom is conveniently located just off the hallway. The apartment further benefits from an impressive paved terrace, perfect for al fresco dining and entertaining.

One of the most highly regarded addresses in South Kensington, the property is quietly positioned in a prime area of Queen's Gate Gardens, a cosmopolitan area close to Gloucester Road and Kensington High Street, which offers plenty of shops, restaurants and cafes. Kensington Gardens and Hyde Park are a short walk away. The nearest underground station is Gloucester Road (District, Circle and Piccadilly lines).



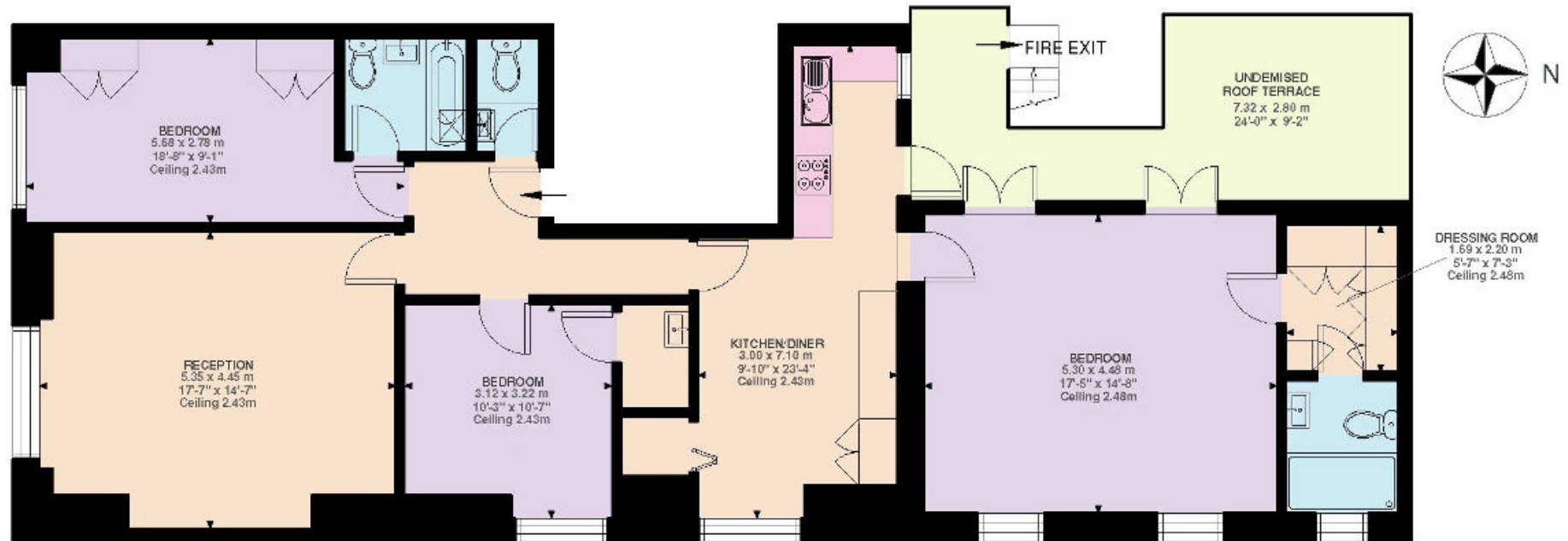


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Approximate Gross Internal Floor Area

118.21 sq m / 1,272 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fifth Floor

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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